

Project Data: Mr.& Mrs. John & Julie Tomlin

Project: New Single Family Dwelling & Detached Garage
19 La Rancheria, Carmel Valley, California 93924
Monterey County A.P.No. 187-131-042-000

| | | | |
|--|-----------------|-----------------------------|--|
| Zoning : | LDR/1-D-S-RAZ | | |
| General Plan Designation: | Residential | | |
| Proposed: | 4,876.00 SQ.FT. | Conditioned Living Space* | |
| | 768.00 SQ.FT. | Attached Garage & Tool Shed | |
| | 960.00 SQ.FT. | Detached Garage | |
| | 704.00 SQ.FT. | Verandah (covered) | |
| | 117.33 SQ.FT. | East Patio (trellis) | |
| | 7,425.33 SQ.FT. | Total Coverage | |
| *Conditioned Living Space includes walls & fireplaces,etc. | | | |

Parcel Area: 87,555.60 SQ.FT. 2.01 Acres

Allowable Site Coverage: 25 %
Allowable Area: 21,888.90 SQ.FT.

| | | | |
|-----------|-----------------|-----------------|-------------|
| Coverage: | Existing | Proposed | Total |
| | 4,272.00 SQ.FT. | 7,425.33 SQ.FT. | 7,425.33 |
| | 4.88 % | 8.4807025 % | 8.4807025 % |

Floor Area Ratio: N/A
Grading: Cut 375.00 CU.YDS. Fill 375.00 CU.YDS.
Excess cut to be distributed on site.

| | | |
|------------------------------|----------------|---------------------|
| | Main Structure | Accessory Structure |
| Allowable Height: | 30.00 Feet | 15.00 Feet |
| Highest Point Existing Grade | 439.00 Feet | 426.00 Feet |
| Lowest Point Existing Grade | 433.50 Feet | 423.25 Feet |
| Average Natural Grade | 436.25 Feet | 424.62 Feet |
| Maximum Allowable Height | 466.25 Feet | 439.62 Feet |
| First Floor Elevation | 437.00 Feet | 422.87 Feet |
| Proposed Maximum Height | 455.50 Feet | 439.62 Feet |

| | | | | |
|-----------|------------|---------------|---------------------|---------------|
| Setbacks: | Allowable | Proposed Main | Allowable Accessory | Proposed Acc. |
| Front | 30.00 Feet | 165.00 Feet | 50.00 Feet | 56.00 Feet |
| N.Side | 20.00 Feet | 36.00 Feet | 6.00 Feet | 139.00 Feet |
| S.Side | 20.00 Feet | 57.00 Feet | 50.00 Feet | 50.00 Feet |
| Rear | 20.00 Feet | 62.75 Feet | 1.00 Feet | 249.00 Feet |
| Between | 10.00 Feet | 84.00 Feet | | |

| | | |
|----------|-------------|-------------|
| Parking: | Proposed | Required |
| | 5 Covered | 1 Covered |
| | 8 Uncovered | 1 Uncovered |

Tree Removal: None

Water Provided by: California American Water Co.

No Areas are subject to inundation or 100 year flood levels.

No Known Environmentally sensitive habitat, archaeological resources, historical sites, or hazzards.

No Wetlands, Streams, Creeks, or any other bodies of water on subject property.

No Water Wells are on subject property.

Scope of Work:

New One Story Single Family Residence with Detached Garage. Demo Existing SFD.

Fire Protection Agency & Public Works Notes:

1. Driveway is approximately 220 feet long and does not require any turnouts.
2. No Entry Gate is proposed at this time. If such a gate is proposed, it shall be set back 30 feet from the street access, and be at least 12 feet clear opening.
3. The driveways are mostly existing with some minor adjustments near the structure to accommodate the new structures. It shall be a minimum of 12 feet wide. The existing driveway grade is nearly level, well within the 15% maximum allowable grade.
4. There is a 58 foot wide by 25.5 foot turn around at the end of the driveway.
5. The driveway specifications see Sheet G2, Note 8. Has been designed to withstand a 22 ton vehicle.
6. Note that there are no proposed second residences, guest houses, caretaker, or senior citizen units requiring an additional address.
7. No additional road encroachment permit is required, since the driveways are both existing to remain.
8. See Site Plan Sheet 2 for Parking Plan. 6 Covered and 8 uncovered parking spaces are proposed.

All Plumbing Fixtures shall conform with Table 4.303.2 shown below.

TABLE 4.303.2
FIXTURE FLOW RATES

| FIXTURE TYPE | FLOW RATE | MAXIMUM FLOW RATE AT ≥ 20 percent REDUCTION |
|---|-------------------|---|
| Showerheads | 2.5 gpm @ 80 psi | 2 gpm @ 80 psi |
| Lavatory faucets, residential | 2.2 gpm @ 60 psi | 1.5 gpm @ 60 psi ² |
| Kitchen faucets | 2.2 gpm @ 60 psi | 1.8 gpm @ 60 psi |
| Gravity tank-type water closets | 1.6 gallons/flush | 1.28 gallons/flush ¹ |
| Flushometer tank water closets | 1.6 gallons/flush | 1.28 gallons/flush ¹ |
| Flushometer valve water closets | 1.6 gallons/flush | 1.28 gallons/flush ¹ |
| Electromechanical hydraulic water closets | 1.6 gallons/flush | 1.28 gallons/flush ¹ |
| Urinals | 1.0 gallon/flush | 5 gallon/flush |

1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

